

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday July 14, 2011

4:00 P.M.

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
- IV. CERTIFICATE OF APPROPRIATENESS**
 - A. 625 West Seventh Street Representative Ernesto Castenada Owner: Sophia Hauserman and Gene Arnold
Request for a rear covered porch
- V. DEMOLITION DELAY**
 - A. 403-407 North Walnut Topolgus Building design revision of an approved plan
 - B. 505 North Ballantine demolition Owner David Jacobs Representative Charles Webb
Removal of a house from the lot at 505 North Ballantine and relocation to 512 South Mitchell
 - C. 1201 East Second Street partial demolition Owner David Jacobs Representative Charles Webb
Enlargement of an existing house by removing all walls except for a portion of a front wall facing Second
- VI. NEW BUSINESS**
 - A. 315 North Grant Street Proposal for infill development: Patrick Shay
 - B. Commission web design revision: Emily Brown
 - C. Lecture Series : Fall Showers Topic
- VII. OLD BUSINESS**
 - A. Downtown Plan Revision update
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. ADJOURNMENT**

Next meeting date is Thursday, August 12, 2011 at 4:00 p.m. in the McCloskey Room

Posted: July 7, 2011

COA-6-11

625 West Seventh Street

Representative: Ernesto Castenada

Owners: Sophia Hauserman and Gene Arnold

Request for a rear covered porch

Zoning RC

Request for a screened-in porch addition

105-055-64104 C 625 House; Side Gabled Bungalow, c.1909 NR, BHD



This is one of ten properties located in the Fairview Historic District designated by local ordinance in 1999. It is also listed in the Near West Side National Register District as a contributing resource. That district was listed in 1997.

The rear of this property is enclosed in a pre-existing privacy fence which is visible from the alley. This alley is actually an extension of Fairview Street and another contributing resource fronts this street (208 N Fairview) From some angles the roof of this addition will be visible so the project falls under to Commission's review.



The house is a side gabled bungalow with distinctive clipped gables on either end. The hipped limestone front porch extends completely across the 7th Street frontage. The facade is arranged symmetrically with paired windows on either side.

The back porch will extend over an existing deck off the rear door. The roof will be visible from the alley (Fairview).



Existing south elevation



Existing north elevation



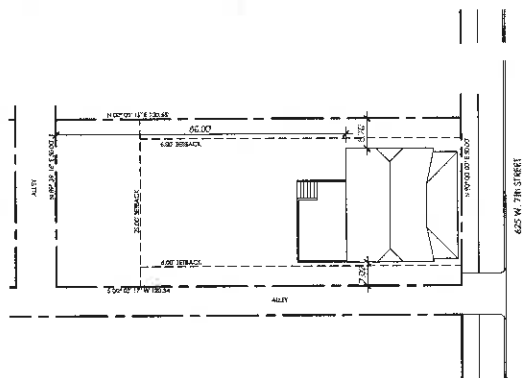
The southeast corner of the house, where there is an existing deck and shed overhang, will be most impacted by the addition. Across the south facade, which faces away from 7th Street, there are currently three windows and a door, covered by a short shed roof. One of those windows and a door will be enclosed by the new screened porch. The existing 24' 6" x 14' 3" deck will be removed and in its place a 13' 4" x 14' screened addition with an 8' deck and staircase on its west side will be built. The new walls of the addition will be fiber cement board with double hung aluminum clad ribbon windows enclosing the structure. The replacement roof will be a clipped gable to match the ends of the principal roof. The project will enclose 186 square feet. A door and window

will be removed to create French patio doors leading to the porch. Those doors will be a wood divided light double leaf design to match doors on the interior of the house.



The addition is smaller than the existing deck which is 26 feet wide and 14'3" deep. The future enclosure will be 14' X 13'4" with a smaller 8'X 14' deck and stairs.

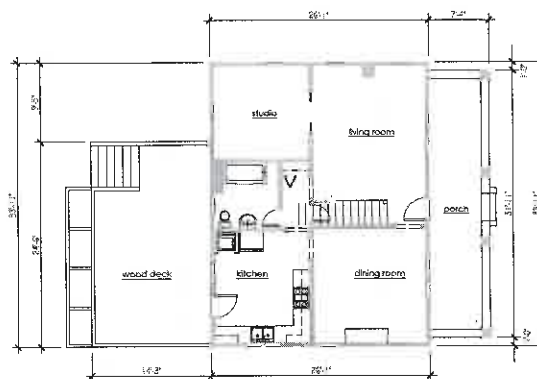
Staff recommends approval of the screened porch addition and deck/



EXISTING
A SITE PLAN
SCALE: 1"=20'-0"

625 West 7th Street

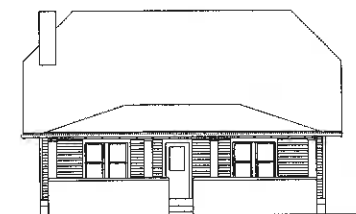
S1



EXISTING
A FLOOR PLAN
SCALE: 1/8"=1'-0"

625 West 7th Street

A



EXISTING
A NORTH ELEVATION
SCALE: 1/8"=1'-0"

625 West 7th Street

B



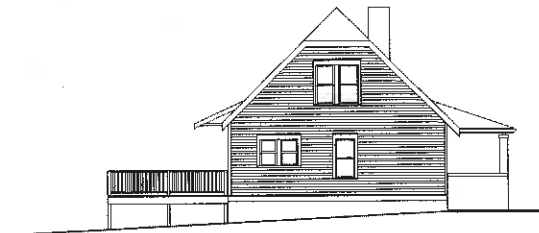
EXISTING
A SOUTH ELEVATION
SCALE: 1/8"=1'-0"

625 West 7th Street

C

EXISTING

4



A EXISTING
EAST ELEVATION
SCALE: 1/8" = 1'-0"

625 West 7th Street

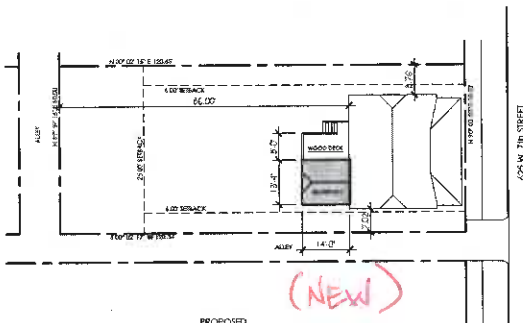
D



A EXISTING
WEST ELEVATION
SCALE: 1/8" = 1'-0"

625 West 7th Street

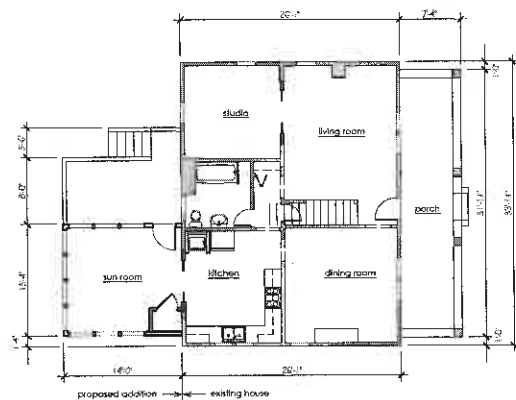
E



A PROPOSED
SITE PLAN
SCALE: 1" = 20'-0"

625 West 7th Street

S2



A EXISTING
FLOOR PLAN
SCALE: 1/8" = 1'-0"

625 West 7th Street

01

EXISTING

ADDITION - EXISTING

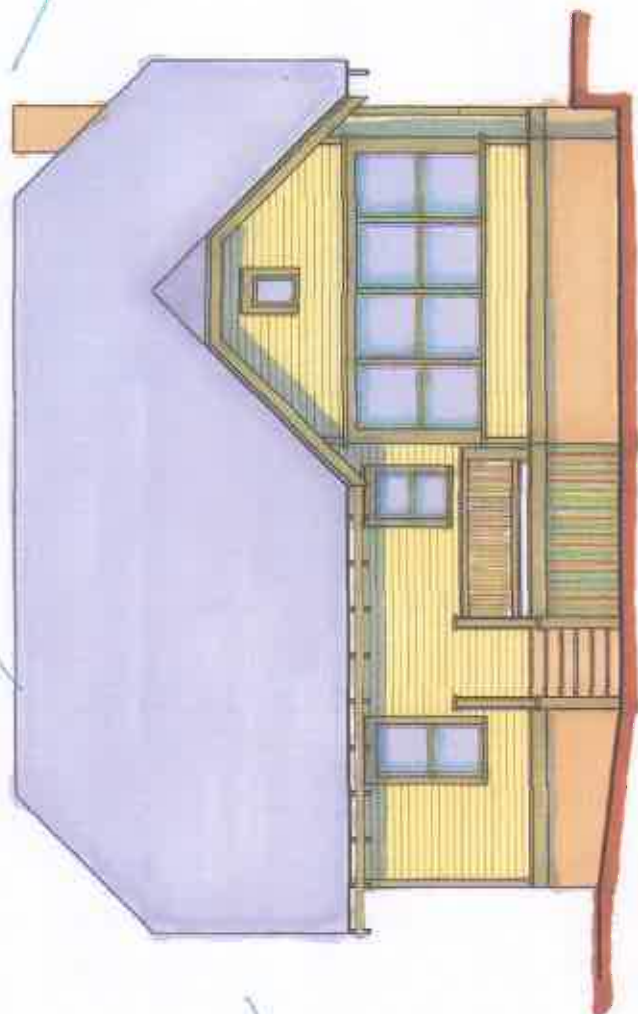


PROPOSED
A EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXISTING - ADDITION



PROPOSED
A WEST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED
A SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

Partial Demolition Revision to Drawings
403-07 North Walnut Street

Owner James Topolgus

Removal of an addition on the north side of the building

105-055-90166 O **Topolgus Building**, 403 North Walnut Street; Italianate, 1875;
Architecture SR

This was a demolition delay case presented in July of 2010 and released with revised plans in August of 2010. Since that time the owner is working with the DHPA to receive a tax credit on this project. In order to do so, he has revised plans which retain more of the single story addition to the north of the principal building. The modifications will be largely confined to the rear. During the discussion last year, concern was expressed about the reconstruction of an addition to house the new kitchen, accessible bathrooms and a ramp, but the plans were released. After discussion with the state, the plan is now to retain the front on the addition with its current fenestration and doors, and confine modifications to the west side of the addition along the alley. Revised drawings will be submitted at the hearing. This plan should be impact the front of the building less than the former plan. Commissioner Bachant-Bell, who is working on the tax credit application will represent the property and has declared a Conflict of Interest.



Appearance of the existing addition
to be retained.



North Side area to impacted by new plan in elevation of roof slope.

West Side area to be impacted by new plan and locating of accessible ramp.



Drawings will be presented at the hearing

LORD & BACH

July 6, 2011

MEMO

To: Nancy Hiestand

Program Manager, Historic Preservation

Housing and Neighborhood Development, City of Bloomington

RE: Notice of Design Alteration

Topolpus Building, 403 North Walnut

On behalf of Dr. James N. Topolpus, Jr., this letter serves to inform the Bloomington Historic Preservation Commission of a change in design plans for the previously reviewed Topolpus Building. On August 12, 2010, the BHPC received notice of the proposed full demolition of the north frame addition, to be replaced by a new frame addition that will house a restaurant kitchen. However, following preliminary review of the proposal by the Division of Historic Preservation and Archaeology for the purposes of applying for federal and state tax credits, the final design will be as follows:

- 1) The historic east and north facades of the addition will be retained.
- 2) The west side of the addition, including the secondary shed-roofed portion, will be removed. In its place a larger shed-roofed addition will be constructed across the full width. Its footprint will also extend further to the west. This structure will still house the new commercial kitchen and ADA-compliant restrooms. (See photos.)
- 3) The ADA compliant entrance will be constructed on the southwest side of the main building, rather than along the north wall as originally proposed.

Please let me know if you need additional information. I will be able to answer questions of the BHPC at the July 2011 meeting. - Danielle

Danielle Bachant-Bell, M.F.A. Historic Preservation

Lord & Bach Consulting, 605 W. Allen St. Bloomington, IN 47403 T 812.336.6141

C 812.360.6544 F 812.336.6141 (call ahead) E danielle@kiva.net

Demolition**7-6-11****505 North Ballantine Road****Elm Heights Survey District****Owner: David Jacobs****Representative Charles Webb****Zoning RC****105-055-76291 C 505 House; Queen Anne, c.1930**

Since moving a building away from its original site is considered demolition by the zoning code, this plan comes to the Bloomington Historic Preservation Commission for review under demo delay. The current proposal is part of a larger one involving the



demolition of 1203 East Second (previously reviewed and released) and the enlargement of the house at 1201 East Second which is also being heard in the following case.

Staff was able to attempt some preliminary research of this structure. Apparently little was uncovered during the 2001 survey and there are some corrections to make. During the home's construction, Ballantine was still named "Wall" Street. According to City Directory information, this was the first house built on Wall and appears c. 1915, the first owner was Joshua Beede. In his

obituary (2-28-40) Dr. J.W. Beede was identified as a member of the geology department with an interest in carboniferous formations. He was a fellow of the Geologic Society of America, American Academy of Science, American Geological Society, and published an important paper identifying patterns of subterranean drainage in Indiana that had not been previously documented. He moved to Wall from Hunter Ave. At the time this was literally the only house on the block. The houses on East Second Street had not yet been built and did not appear until much later. The limestone Cape Cod at 1201 East Second was built in 1945. The house at 1203 appeared on Sanborn maps soon after. When the house at 505 South Ballantine was built, the neighborhood nearby contained a greenhouse business located on "Second and Wall" which, by 1925, had become the Ellis Greenhouse.

Staff was unable to complete research on the house. But staff did determine that, through much of the 20th century, the house was occupied by Indiana University teachers, including William Tucker (1920-26) and Paul M. Harmon (1929-?). Paul Harmon was a physiology professor who trained over 4000 physicians over his career. He began at Indiana University in 1918 and retired in 1963. He created the first exercise physiology courses at IU and was active in the development of the state high school basketball tournament. At this point there is no information about William M. Tucker, other than his description as a “teacher at IU” in city directories.



The house at 505 South Ballantine has been heavily remodeled and a side carport, music room and a rear kitchen addition and deck will be removed before the house is moved. A 1947 Sanborn is the only comparison we have of the original structure. It does show a rear one story addition which would not be unusual for this era of house. Unusually, this house had a garage in its basement according to the map information. The current siding

material (stucco) does not appear to be original and the style may have changed to Tudor at some point to modernize the exterior. Certain elements express what the house may have looked like: the centered bay window and the three windows, a ribbon window system, across the front porch. Windows in the bay have been reduced in size and the wooden porch elements are replacements.



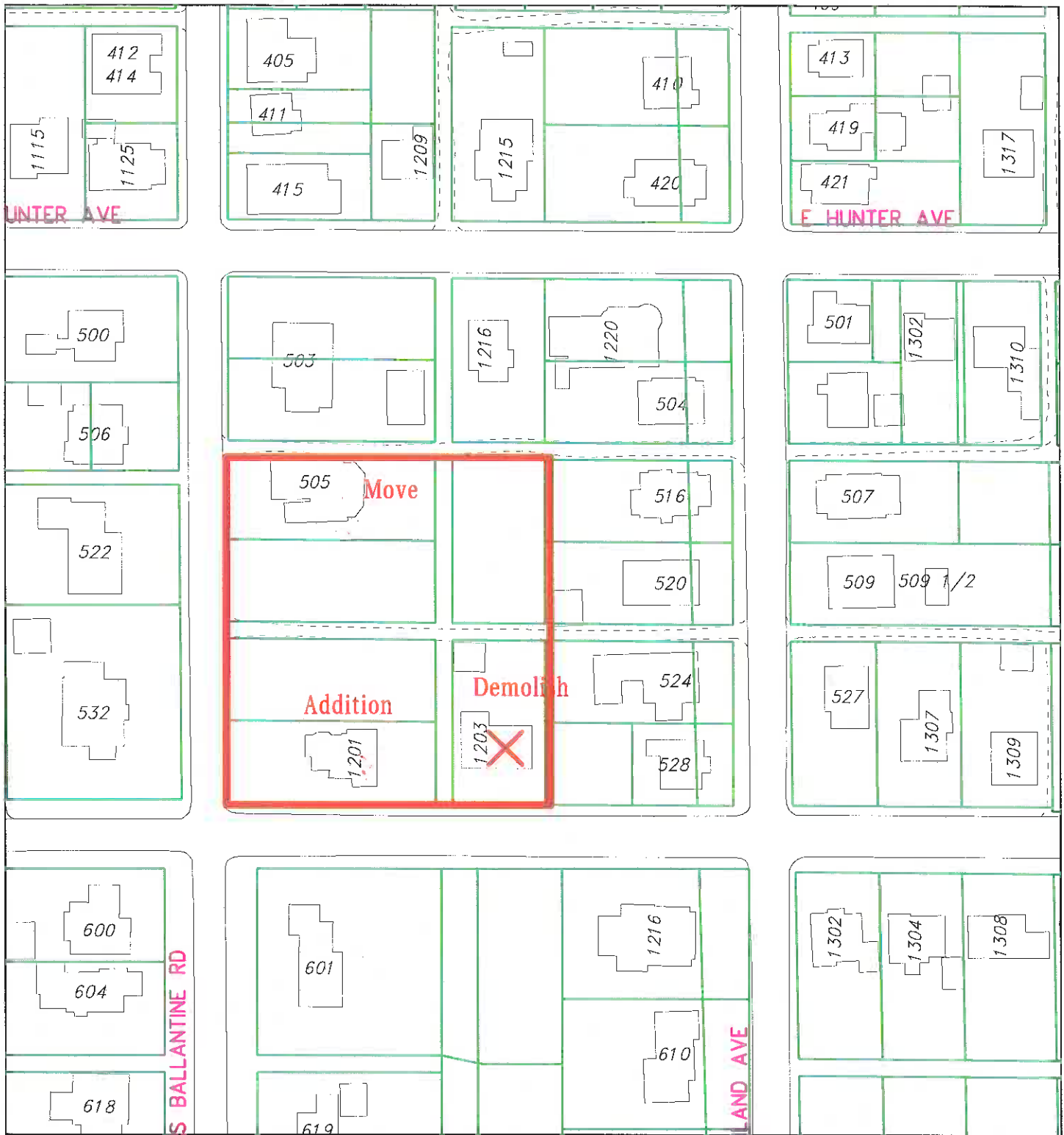
In examining the larger neighborhood, the Vonderschmidt, one of the premier houses in Bloomington is located a block away from this address. Vinegar Hill National Register

District is also located a within a block and a half. There are several houses situated on double lots, including two in the block just south of this site. The developer is clearing lots in order to couch this project in formal landscaping and to try to mitigate the scale.

The plan is to move the house to 512 South Mitchell in a neighborhood that was developed considerably later. Many houses there are minimal traditional ranches built in the late 50s and early 60s or smaller frame Cape Cods. The height of the existing buildings will be considerably lower. Photographs 22 and 25-30 are illustrative of the new neighborhood.

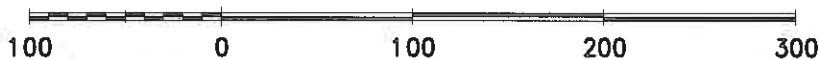
The house will be moved after demolition of the carport, music room and a one story kitchen. All of these are later additions. Limestone veneer from the house at 1203 may be used to create a limestone foundation on the new site. The porch will be rebuilt and limestone steps preserved. Alternative siding is being considered.

At the time of this report, staff is speaking with the Elm Heights neighborhood association to insure that the community is aware of this project which now impacts three surveyed properties. Plans were provided to Commission staff on July 6th. Notices for demo-delay on the Ballantine property went out on July 6th. Staff disseminated plans to the neighborhood association president on July 8th. The BHPC released its interest in the demolition of 1203 East Second Street, last year. Staff has not had time to adequately research the impact of this proposal.



1201 East Second Street, 505 North Ballantine
Demolition Delay

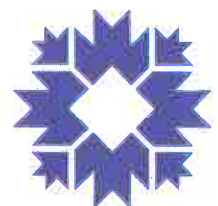
By: hiestann
29 Jun 11



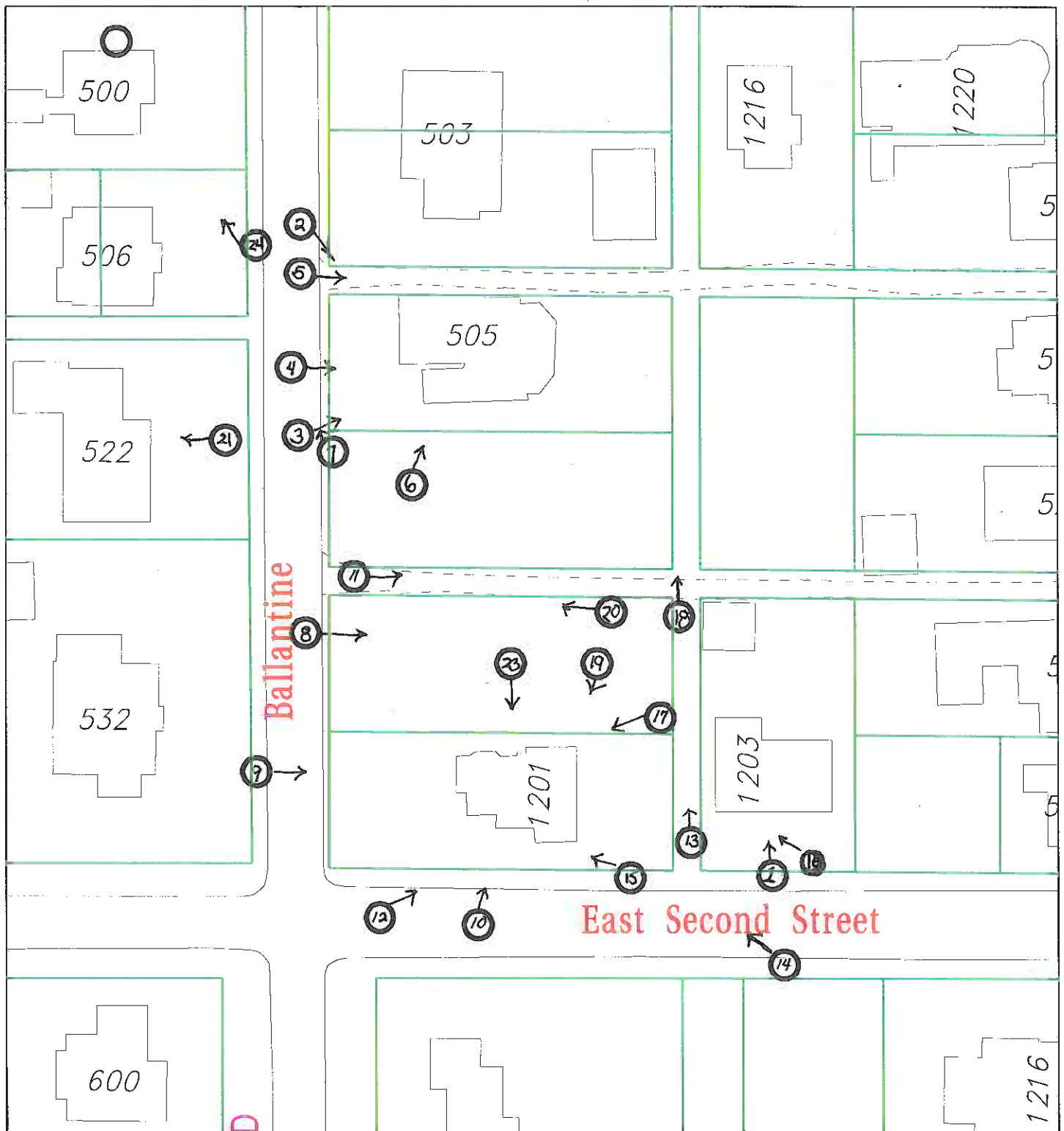
For reference only; map information NOT warranted.



City of Bloomington

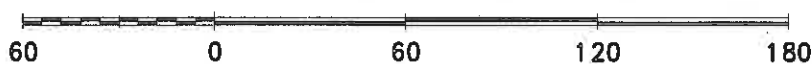


Scale: 1" = 100'



Ballantine Project
Photodocumentation

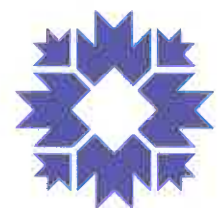
By: hiestann
 6 Jul 11



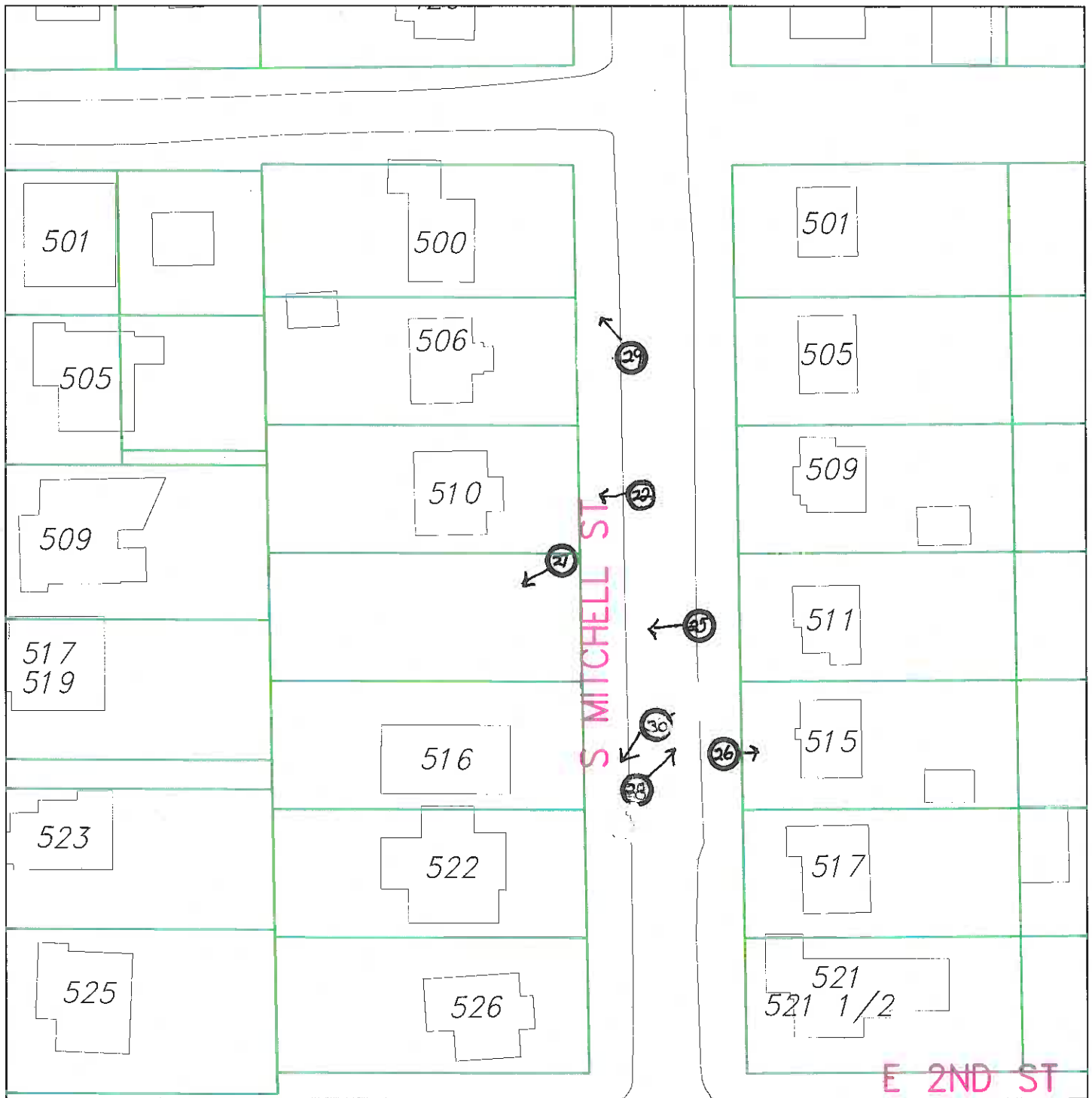
For reference only; map information NOT warranted.



City of Bloomington

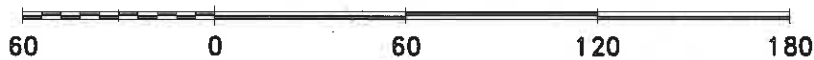


Scale: 1" = 60'



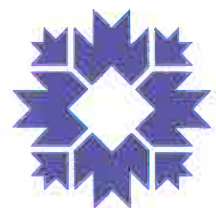
Mitchell Street Lots

By: hiestann
6 Jul 11



For reference only; map information NOT warranted.

City of Bloomington



Scale: 1" = 60'



1



2



3



4

8



7



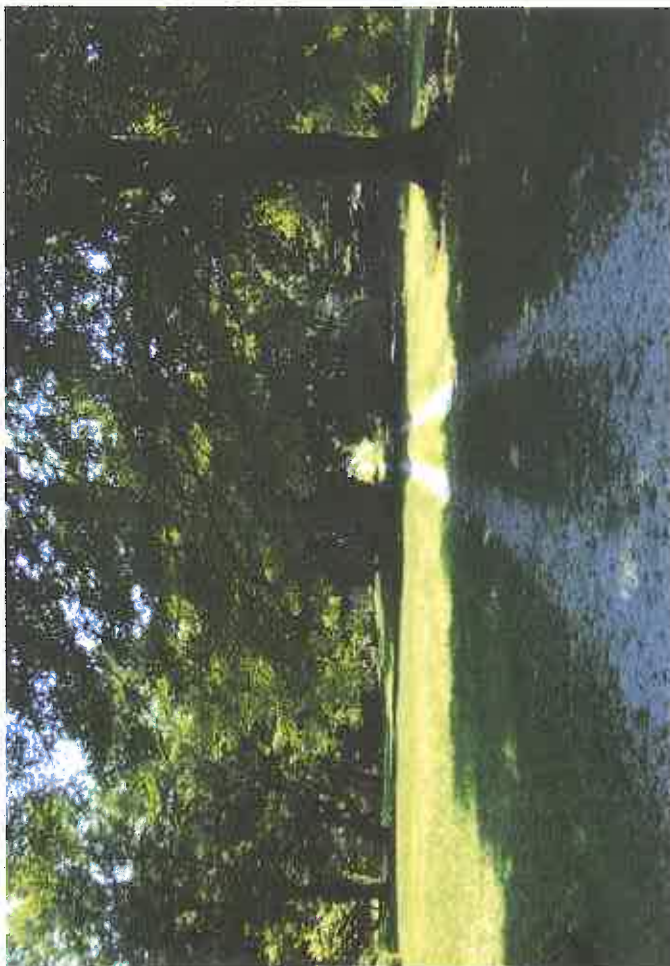
20

6



5







14



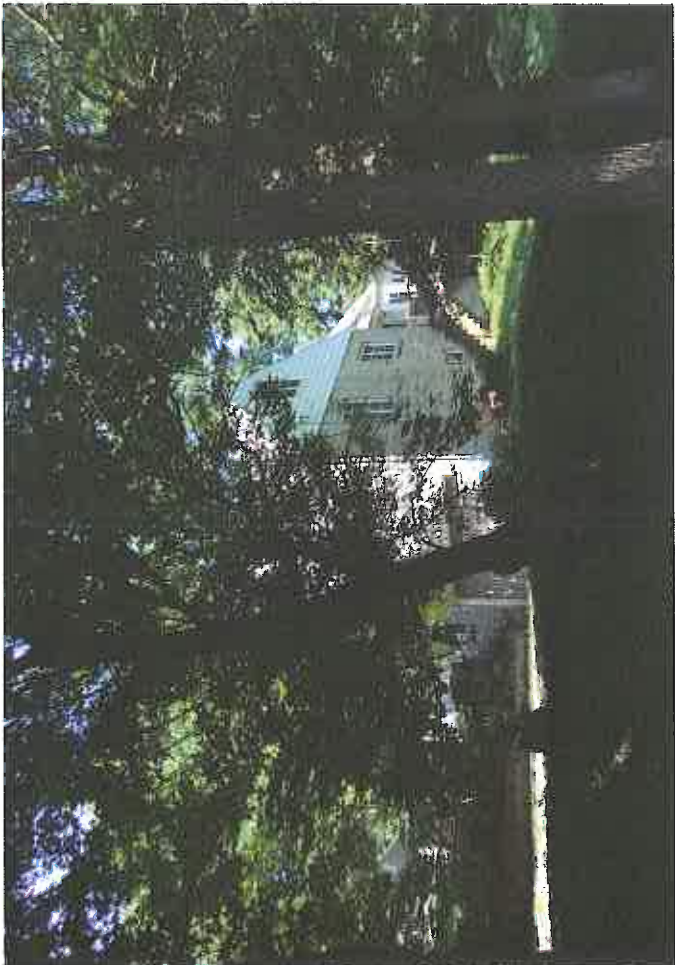
16



13



15



17



18



19



20

he



22



23

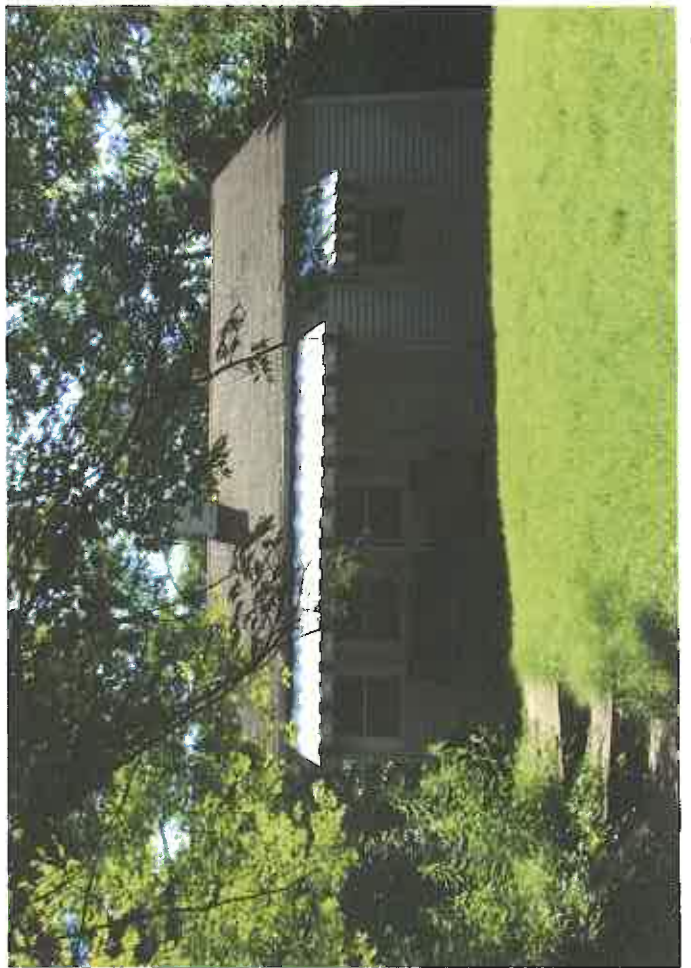


28





26



28



25



27



29



30

Partial Demolition
1201 East Second Street

7-7-11
Elm Heights Survey District
Owner: David Jacobs
Representative Charles Webb

Zoning RC
105-055-76077 C **1201** **House;** Colonial Revival, c.1940



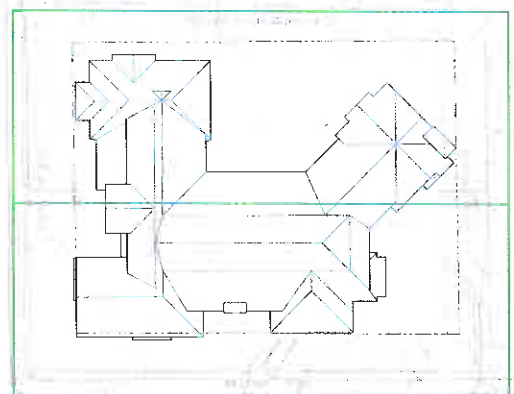
This is a request for the substantial remodel of an existing Colonial Revival style house. The existing limestone veneer home was built in 1945 by Ted Dobson, a contractor by profession. At the time of this report that is the only information available about the history of the house. The corridor along East 2nd Street was developed several decades after the streets running north and south in this area. (see photographs 21 and 24). This particular property is well maintained. The developers are to rebuild the existing



house and add several thousand square feet to the floor plan as well as change the style from Colonial Cape Cod to split timbered Tudor. A portion of the front wall (without windows) will be reused in the plans.

Both 1201 and 1203 (which was released by the Commission) were built in the 1940's.

The lot on which construction will take place is bounded by two public alleys which, according to planning staff, will not be



vacated. The right-of-ways may be paved with pervious pavers and retained. A vacant lot that was the backyard of the existing structure will be largely filled with new construction. Although beautifully articulated in limestone, and split timbered stucco, the new house is significantly larger than anything in the Elm Heights neighborhood. The existing house is 1 and ½ stories, a traditional cape cod form. Plans for the new construction contain three levels totaling over 14,370 square feet. There are three bedrooms on the upper level, two bedrooms on the main level and two more in the basement. The space includes a three bay garage, music room, (35'11" x 20'9") and a family room (21' 6" x 26') on the main level that can be expanded to 37.' There is a 40' garden room on the basement level. No original windows will be reused, a new wooden casement in the Tudor style is planned.

The developer expresses the opinion that additional gardens and landscaping serve to mitigate the scale of the property and the lots at 505 North Ballantine and 1203 East Second will be a buffer to the change in size.

The notice for demolition delay for this property was posted on July 7th, the day that agenda closed. Signs were provided to the owner's representative on the same Thursday afternoon. Although some contact has been made with the neighborhood on the 7th, the plans themselves were provided to the larger community on the 8th. There was some confusion about whether this was to be a phased project or both properties would be noticed at the same time. Staff considers this review to be incomplete.



These two photographs illustrate the modifications in the house at Ballantine and Second Street.

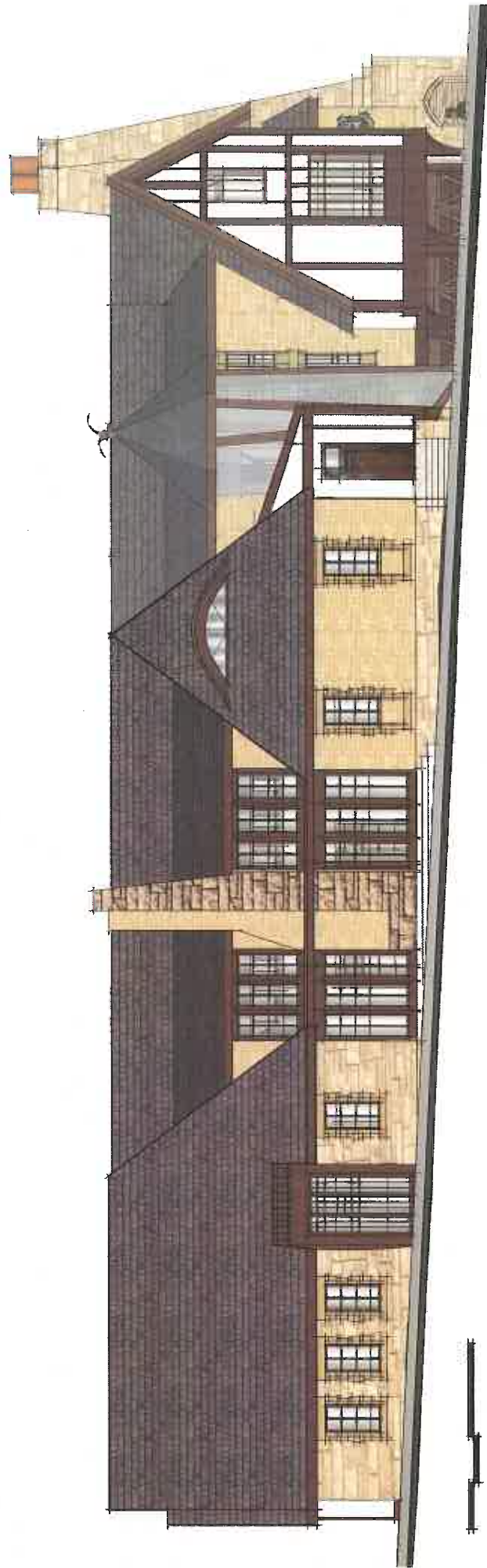


PRELIMINARY ELEVATION STUDY - SOUTH

06/22/2011

BDMD

LEADERSHIP + DESIGN



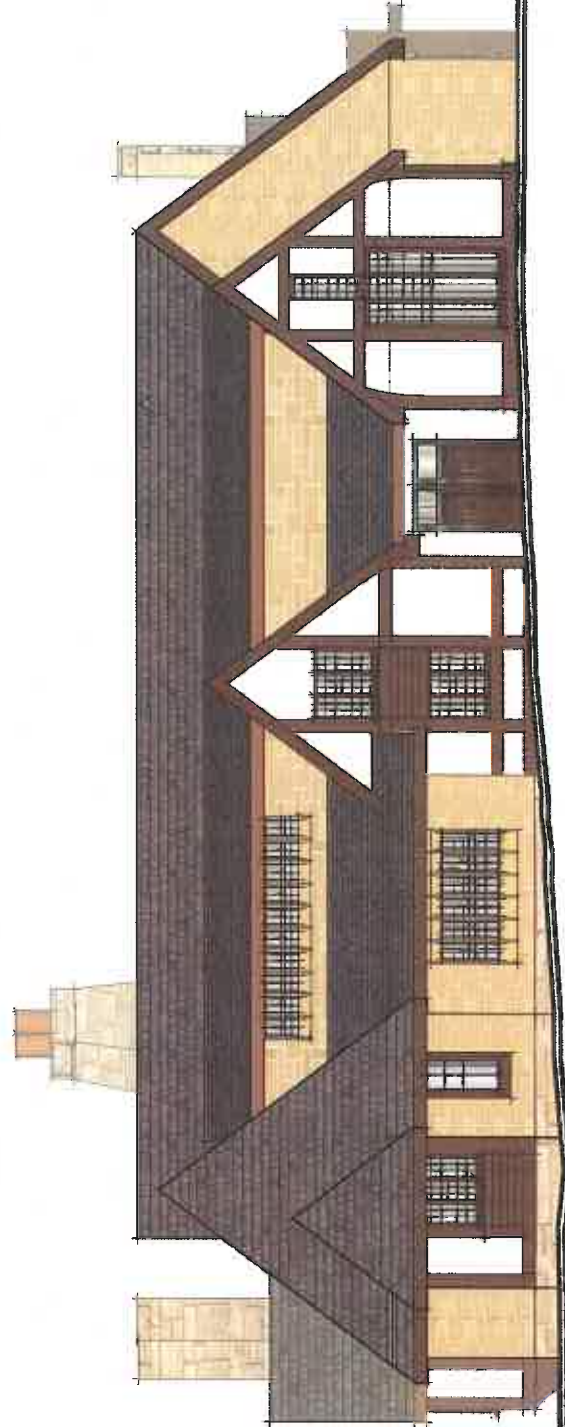
PRELIMINARY ELEVATION STUDY - SOUTH

06/22/2011

BDMD

LEADERSHIP + DESIGN

SECOND STREET
FACADE



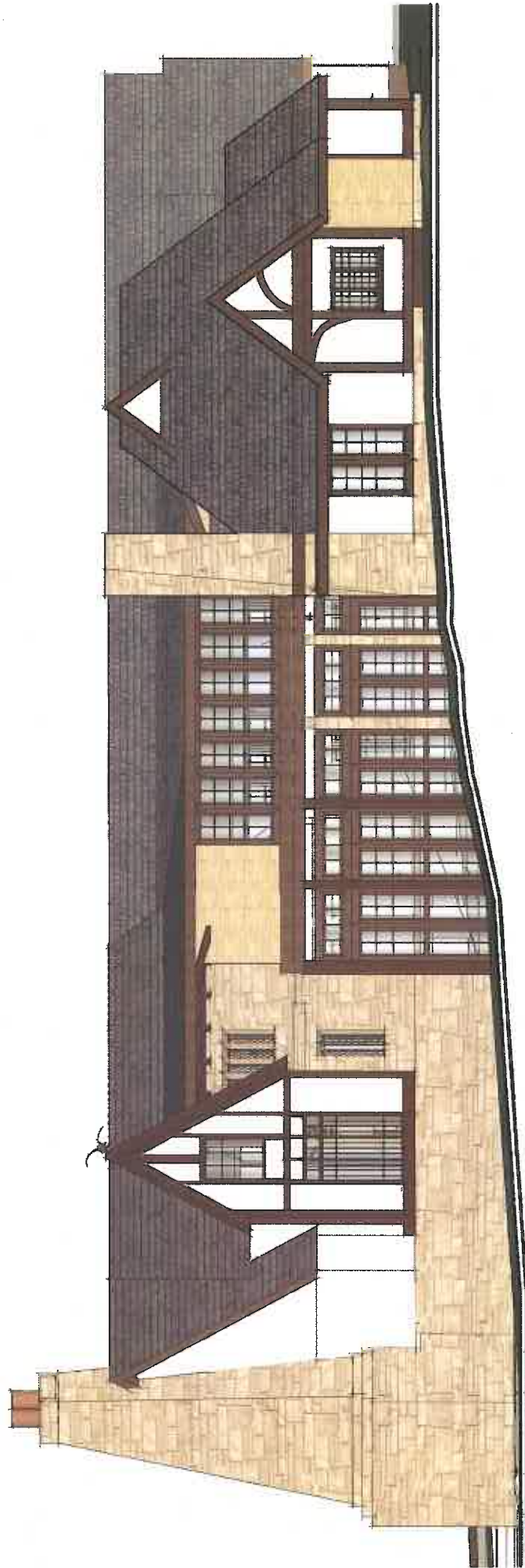
PRELIMINARY ELEVATION STUDY - WEST

06/22/2011

BDMD

LEADERSHIP + DESIGN

BALANTINE ROAD
FACADE

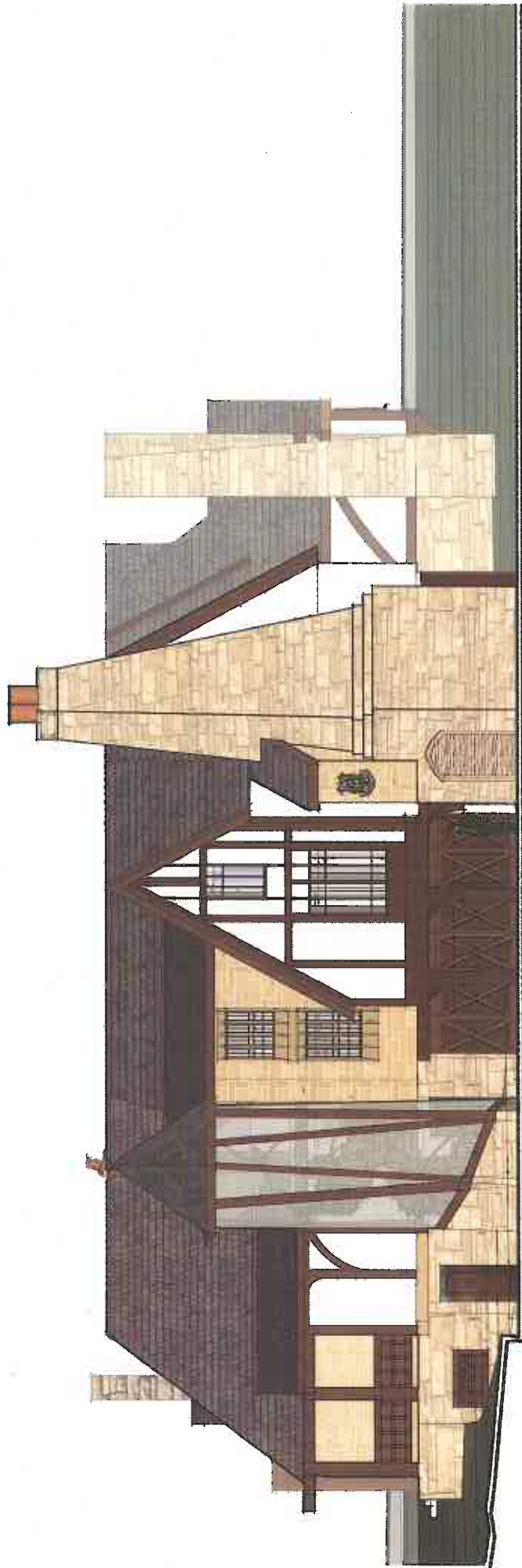


PRELIMINARY ELEVATION STUDY - NORTH

06/22/2011

BDMD

LEADERSHIP + DESIGN



PRELIMINARY ELEVATION STUDY - EAST

06/22/2011

BDMD

LEADERSHIP + DESIGN

**BROWNING
DAY MULLINS
DIERDORF
ARCHITECTS**

Browning Day Mullins Dierdorf Architects
Architects
1201 East Second Street
Bloomington, Indiana 47401
Phone: 317.329.4224
Fax: 317.329.4225
www.bdmarchitects.com

PROGRESS
DRAWINGS

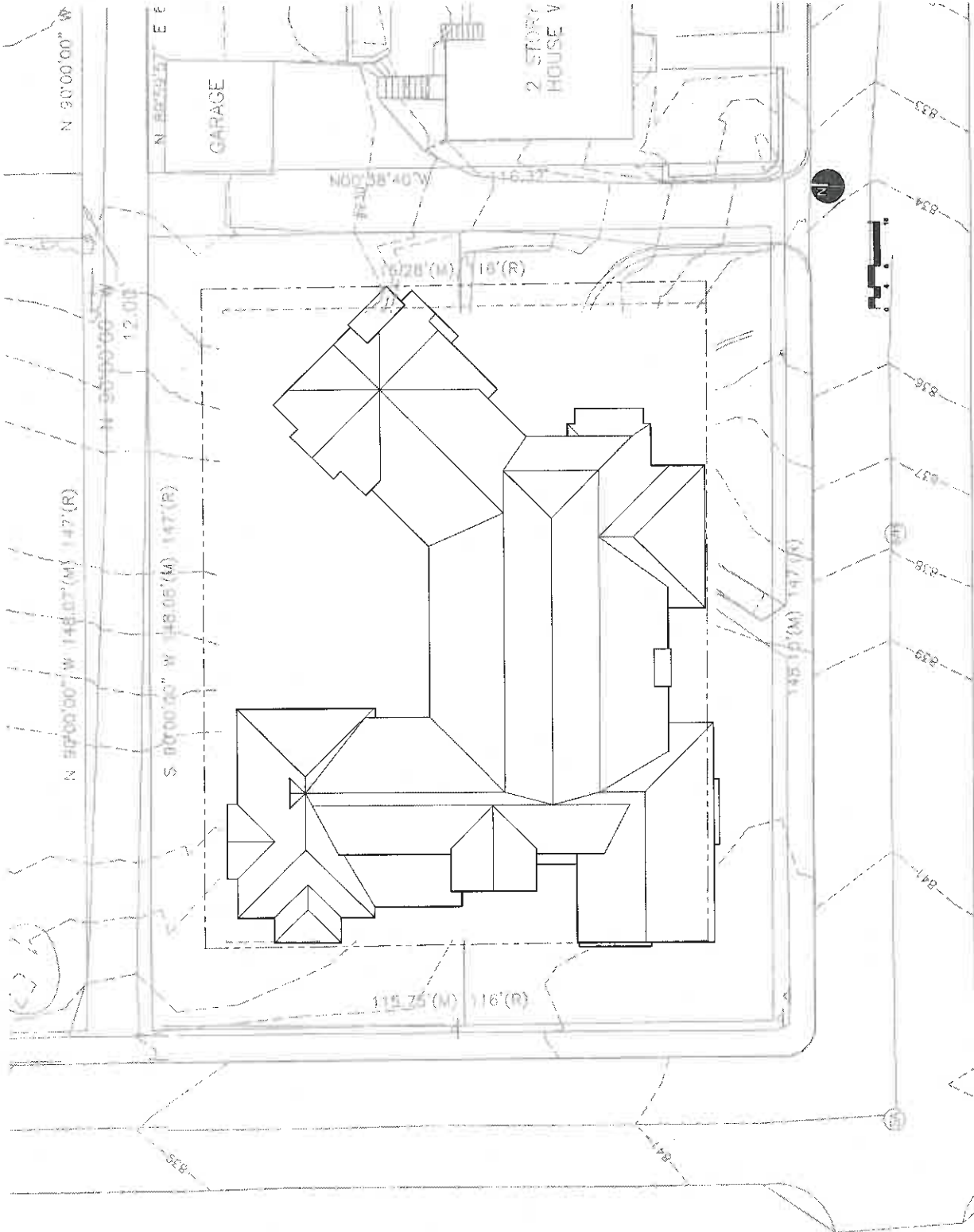
1201 E 2ND STREET
RENOVATION

1201 East Second Street
Bloomington, Indiana 47401

Project No. 000002
Drawing No. 000002-001
Drawing Title: Roof Plan
Revision: 001

ROOF PLAN

A1.4



Browning Day Mills Architects
Architects
Landscape Architects
Planning
425 North 11th Ave. Ste 400
Portland, OR 97227
P: 503.255.0133
F: 503.255.0140
E: info@browndaymills.com

PROGRESS DRAWINGS

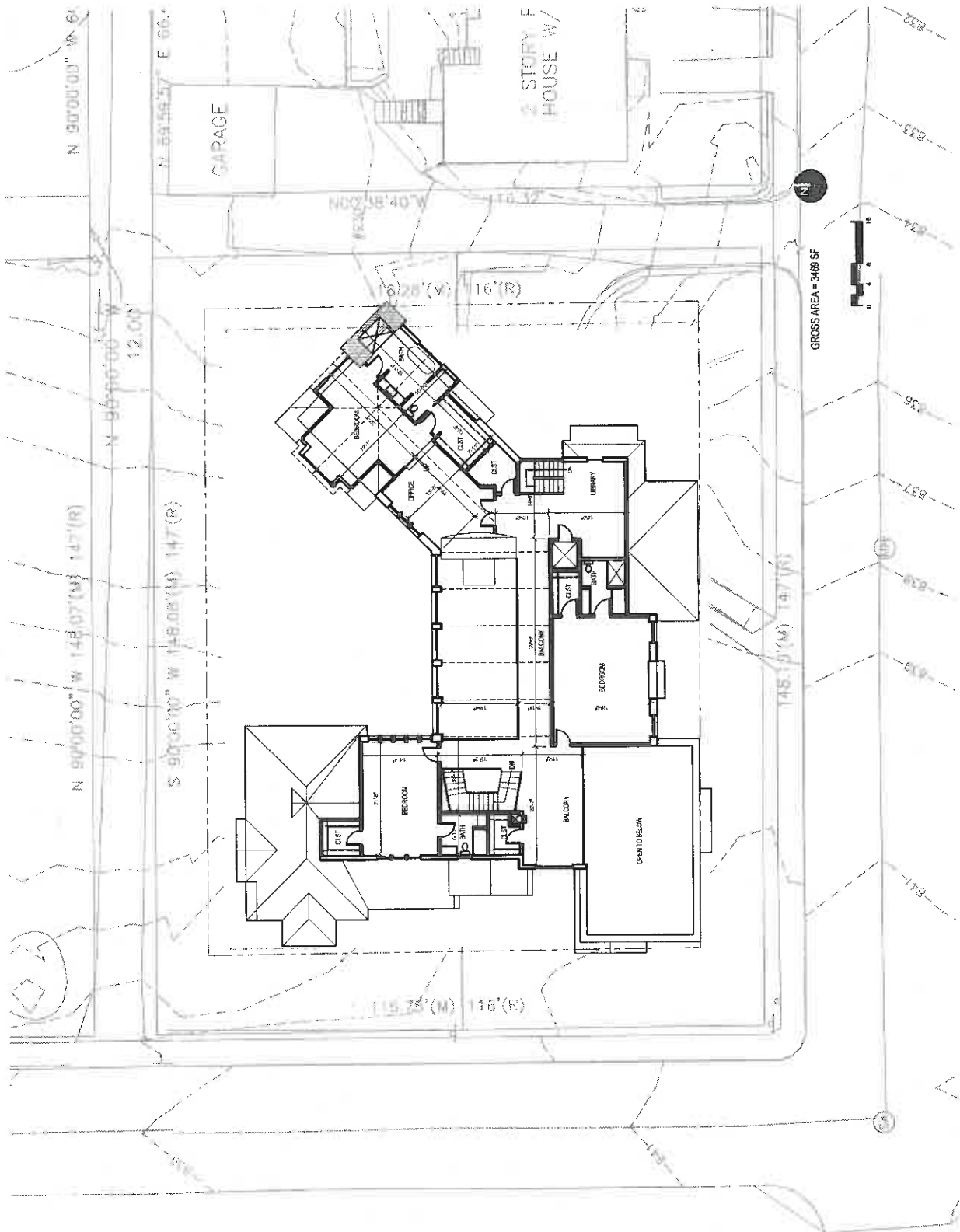
1201 E 2ND STREET
RENOVATION

1201 East Second Street
Bloomington, Indiana 47401

Project Name: **Project 1**
Client: **ABC Corp.**
Status: **In Progress**
Manager: **John Doe**
Team: **Development**
Start Date: **2023-01-01**
End Date: **2023-03-31**
Budget: **\$100,000**
Progress: **75%**
Risk Level: **Low**
Notes: **Project is on track.**

UPPER LEVEL PLAN

A1.3



BROWNING DAY MULLINS DIERDORF ARCHITECTS

Browning Day Mullins Architects
Architects
1201 East Second Street
Bloomington, Indiana 47401
P: 317.325.5500
F: 317.325.5501
www.bdmarchitects.com

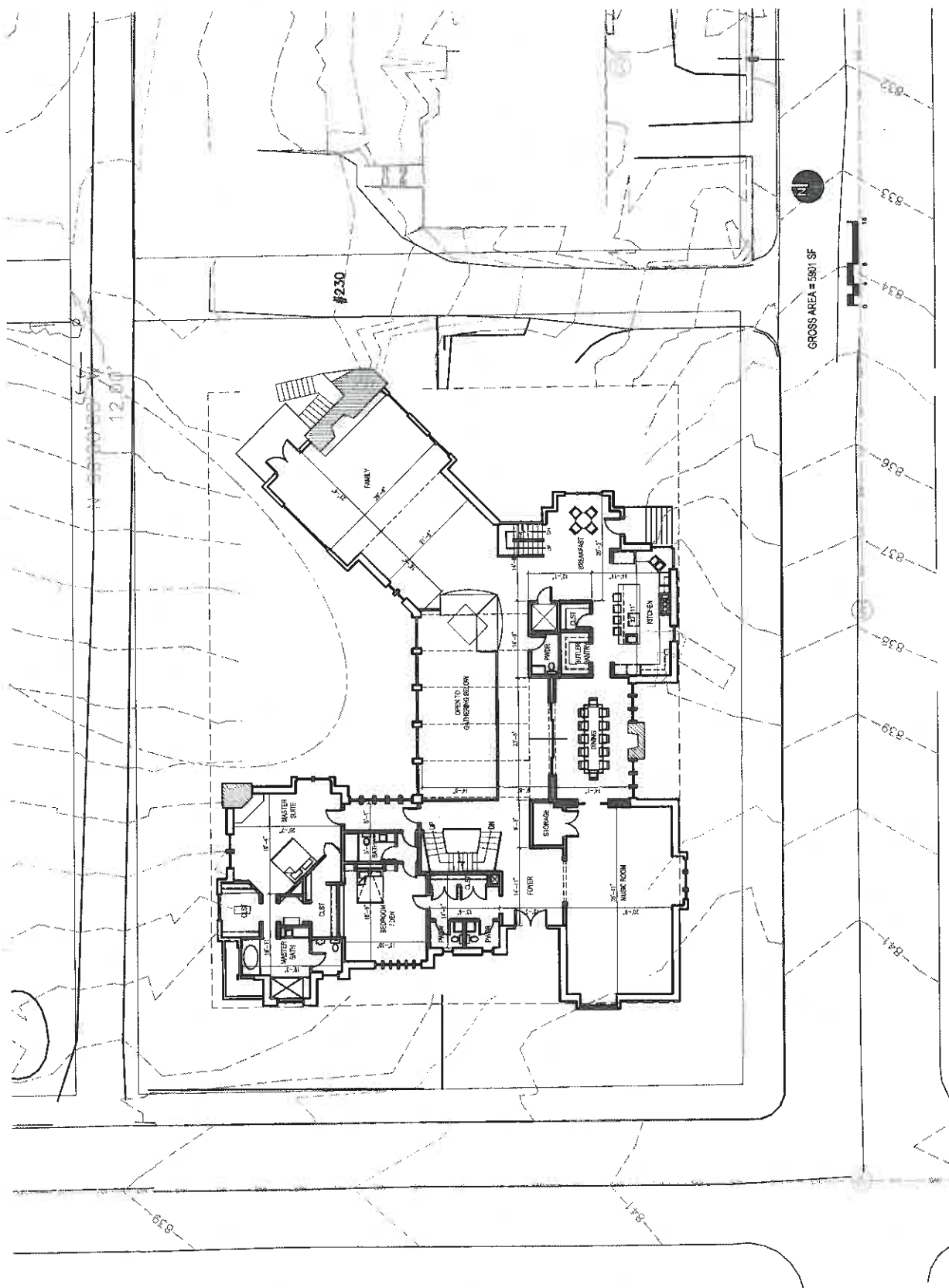
COMPOSITION
PROGRESS
DRAWINGS

1201 E 2ND STREET
RENOVATION
1201 East Second Street
Bloomington, Indiana 47401

Owner: Mr. & Mrs. [illegible]
Contract No.: [illegible]
Scale: 1/8" = 1'-0"
Drawing No.: 001
Revision: 1 - Add to [illegible]

MAIN LEVEL PLAN

A1.2



**BROWNING
DAY MULLINS
DIERDORF
ARCHITECTS**

Browning Day Mullins Dierdorf Architects
Architects, Inc. (Indiana) (Professional)
1301 East Second Street
Bloomington, Indiana 47401
Phone: (317) 325-1232
Fax: (317) 325-1233
E-Mail: info@browndaymullins.com
Web: www.browndaymullins.com

CONSTRUCTION
PROGRESS
DRAWING

1301 E 2ND STREET
EXISTING HOUSE
1301 East Second Street
Bloomington, Indiana 47401

Client: BROWNING DAY MULLINS DIERDORF
Architect: BROWNING DAY MULLINS DIERDORF
Engineer: ASHLEY
Interior Designer: BROWNING DAY MULLINS DIERDORF
Landscape Architect: BROWNING DAY MULLINS DIERDORF
Historic Preservation: BROWNING DAY MULLINS DIERDORF

BASEMENT LEVEL
PLAN

A1.1

